

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 5/7/2013	(3) CONTACT/PHONE Jo Manson, Planner III/ (805) 781-4660	
(4) SUBJECT Introduction of an amendment to the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2013-2014 and extension of the allocation waiting list for Los Osos. Districts 2 and 4.			
(5) RECOMMENDED ACTION That the Board of Supervisors introduce the attached ordinance in Attachment 2 and direct the Clerk to set for public hearing and action on May 21, 2013.			
(6) FUNDING SOURCE(S) Current County Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>8/12/08,C-3;5/22/12, Item 14</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 2 - District 4 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jo Manson, Planner III

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 5/7/2013

SUBJECT: Introduction of an amendment to the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2013-2014 and extension of the allocation waiting list for Los Osos. Districts 2 and 4

RECOMMENDATION

That the Board of Supervisors introduce the attached ordinance in Attachment 2 and direct the Clerk to set for public hearing and action on May 21, 2013.

DISCUSSION

This ordinance amendment is being introduced on your May 7, 2013 agenda in order to hold a public hearing and take action at your May 21, 2013 meeting. Discussion of the proposed amendments can occur today; however, if *substantial changes* are made to the attached amendments today, the item, as *changed*, will have to be introduced for adoption on May 21, 2013.

The following ordinance is recommended for introduction today for hearing on May 21, 2013:

County File No: LRP2012-00004 -- Hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to amend the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2013-2014 and extend the allocation waiting list for the community of Los Osos beyond June 30, 2013 to allow time for completion of the community sewer system. This ordinance amendment affects the land use categories within the communities of Los Osos and the Nipomo Mesa area within the South County and Estero planning areas. Supervisorial District: 2, 4

On August 12, 2008 the Board of Supervisors adopted changes to the Growth Management Ordinance (GMO), Title 26 of the County Code, to provide clean up and housekeeping updates of outdated references and information, and simplification for better understanding and efficiency. These changes have been implemented (Ordinance 3155). During preparation of the clean up amendments planning staff identified that four (4) amendments to Section 26.01.070, General Procedures, were necessary prior to June 30, 2012 and these changes have been implemented (Ordinance 3227). Planning staff also identified two (2) amendments to Section 26.01.070, General Procedures that are necessary prior to June 30, 2013. This staff report addresses these proposed amendments to the Growth Management Ordinance.

This ordinance amendment addresses 1) an update of the fiscal year references for the maximum number of new dwelling units allowed in the Nipomo Mesa area for Fiscal Year 2013-2014 and 2) an extension of the allocation waiting list for the community of Los Osos beyond June 30, 2013 to June 30, 2016 to allow time for completion of the community sewer system.

On April 11, 2013 the Planning Commission held a public hearing regarding amendments to Title 26, GMO. At the conclusion of the hearing the Planning Commission recommended to the Board of Supervisors that the proposed amendments be approved.

The proposed ordinance which specifies the exact text to be revised and new text to be inserted by Section for approval by the Board of Supervisors is in Attachment 1. The proposed ordinance for adoption on May 21, 2013 is in Attachment 2.

OTHER AGENCY INVOLVEMENT/IMPACT

The proposed amendment was referred to South County Advisory Council, Los Osos Community Advisory Council, Nipomo Community Services District and the Los Osos Community Services District. County Counsel approved the ordinance as to form and codification.

FINANCIAL CONSIDERATIONS

There are no financial impacts to the current county budget.

RESULTS

Introduction of this amendment today will allow it to be heard on May 21, 2013 and to become effective June 20, 2013. Under the amendment, fiscal year date references would be updated to Fiscal Year 2013-2014 for the maximum number of new dwelling units allowed in the Nipomo Mesa area and the allocation waiting list for the community of Los Osos would be extended beyond June 30, 2013 to provide additional time for completion of the community sewer system.

ATTACHMENTS

1. Recommended Ordinance showing the exact text to be revised and new text to be inserted
2. Ordinance for Final Adoption